



National Foreclosure Mitigation Counseling Program

Making Home Affordable

Eligibility Determination Checklist

Modification (Home Affordable Modification Program (HAMP)): NFMF Program Grantee must screen for eligibility by determining and documenting the following:

	Yes	No
Was the mortgage loan a first lien mortgage loan originated on or before January 1, 2009?		
Has the mortgage been previously modified under HAMP?		
Is the mortgage loan delinquent or is default reasonably foreseeable?		
Is the property securing the mortgage loan vacant or condemned?		
Is the mortgage loan secured by a one- to four-unit property, one unit of which is the borrower's principal residence?		
Is the client's current monthly housing payment ratio greater than 31%?		
Is the current unpaid principal balance of the mortgage less than \$729,750 for a one-unit property, \$934,200 for a two-unit property; \$1,129,250 for a three-unit property; and \$1,403,400 for a four-unit property?		

Refinance (Home Affordable Refinance Program (HARP)): NFMF Program Grantee must screen for eligibility by determining and documenting the following:

	Yes	No
Is client the owner of a one- to four-unit home? (required by NFMF, not HARP)		
Is the loan a first lien, conventional mortgage owned or guaranteed by Fannie Mae or Freddie Mac?		
Is client current on their mortgage (hasn't been more than 30 days late on mortgage payment in last 12 months, or if the mortgage is less than 12 months old, the client has no 30 day delinquencies)?		
Does the client owe 125% or less of the house's current value on the first mortgage?		
Does the client have income sufficient to support the new mortgage payments?		
Does the refinance improve the long-term affordability or stability of the loan?		

FHA Loans For clients with FHA loans, NFMF Program Grantee must screen for eligibility by determining and documenting the following:

	Yes	No
Is client the owner of a one- to four-unit home?		
Is client less than 12 payments behind on their mortgage?		
Does the client have income sufficient to support the new mortgage payments?		
With the modification, will the client's front end DTI be more than 31% and their back end DTI be less than 55%?		
Is the client eligible for the FHA Special Forbearance, or the FHA Loan Modification and Partial Claim?		